170.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	663,500 / 663,500
					USE VALUE:	663,500 / 663,500
					ASSESSED:	663,500 / 663,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARKIN LAURA WILSON
Owner 2:	LARKIN JAMES PATRICK JR
Owner 3:	
Street 1:	70 PAUL REVERE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEGREGORIO JEFFREY H/HEATHER Y -
Owner 2:	-
Street 1:	70 PAUL REVERE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 1301 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	275,000		388,500	663,500
Total Card	0.103	275,000		388,500	663,500
Total Parcel	0.103	275,000		388,500	663,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.07 | /Parcel: 510.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112746

GIS Ref

GIS Ref

Insp Date 10/31/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 170.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,100	0	4,500.	388,500	663,600	663,600	Year End Roll	12/18/2019
2019	101	FV	235,700	0	4,500.	383,000	618,700	618,700	Year End Roll	1/3/2019
2018	101	FV	235,700	0	4,500.	294,100	529,800	529,800	Year End Roll	12/20/2017
2017	101	FV	235,700	0	4,500.	277,500	513,200	513,200	Year End Roll	1/3/2017
2016	101	FV	235,700	0	4,500.	255,300	491,000	491,000	Year End	1/4/2016
2015	101	FV	222,800	0	4,500.	238,700	461,500	461,500	Year End Roll	12/11/2014
2014	101	FV	222,800	0	4,500.	219,800	442,600	442,600	Year End Roll	12/16/2013
2013	101	FV	222,800	0	4,500.	219,800	442,600	442,600		12/13/2012

!13145!

PRINT

Date	Time
12/11/20	03:08:51

LAST REV

Date	Time
04/26/17	08:35:10

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13145

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEGREGORIO JEFF	57215-272		7/29/2011		465,000	No	No		
RUSSONIELLO MAR	34103-135		11/20/2001		343,500	No	No		
	19704-211		3/1/1989		174,300	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2015	642	Re-Roof	9,375		6/9/2015			Strip and re-roof.
6/17/2011	604	Porch	1,100					REPAIRS
6/12/2005	479	Redo Kit	16,000	C		G6	GR FY06	
1/20/1999	31	Re-Roof	5,500	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2015	Permit Insp	PC	PHIL C
7/2/2012	External Ins	BR	B Rossignol
10/20/2011	MLS	EMK	Ellen K
10/31/2008	Meas/Inspect	355	PATRIOT
10/17/2008	Measured	197	PATRIOT
2/25/2002	MLS	MM	Mary M
1/28/2000	Inspected	276	PATRIOT
12/8/1999	Measured	263	PATRIOT
7/17/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112746
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	66750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373661
Depreciation:	98647
Depreciated Total:	275015

COMMENTS

NC=WORK IN PROG PDAS RETAINING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

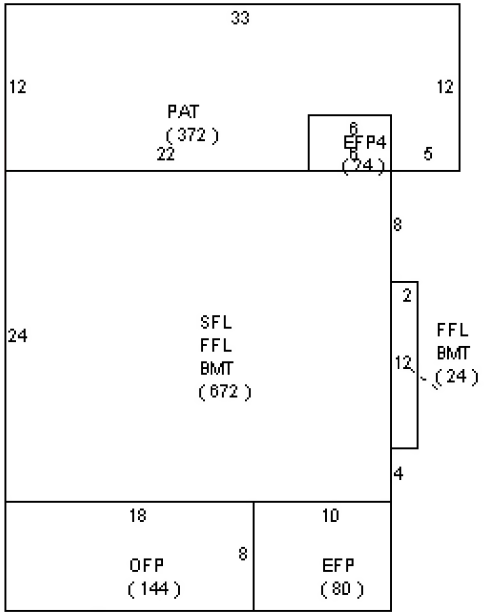
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	191.10
Special Features:	0	Val/Su Net:	105.08
Final Total:	275000	Val/Su SzAd	211.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	696	52.120	36,274
FFL	First Floor	696	173.730	120,914
SFL	Second Floor	605	173.730	105,070
PAT	Patio	372	3.230	1,200
OFP	Open Porch	144	27.680	3,985
EFP	Enclos Porch	104	52.860	5,498

	Net Sketched Area:	2,617		Total:	272,941
Size Ad	1300.7999	Gross Are	2684	FinArea	1301

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: